

Article 5: Subdivision Procedures

Division 3: Lot Line Adjustments

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§125.0301 Purpose of Lot Line Adjustment Procedures

The purpose of these procedures is to process applications for *lot* line adjustments to implement the provisions of the *Subdivision Map Act*, Section 66412(d).

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§125.0310 When a Lot Line Adjustment Is Required

A Lot Line Adjustment is required when land is taken from one or more parcels and added to one or more adjacent parcels, provided that the adjustment would not result in the creation of an additional parcel.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§125.0320 How to Apply for a Lot Line Adjustment

An *applicant* shall apply for a Lot Line Adjustment in accordance with Section 112.0102. An *applicant* may submit an application for a *parcel map* in accordance with Chapter 12, Article 5, Division 5 in lieu of an application for a Lot Line Adjustment.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§125.0330 Decision Process for a Lot Line Adjustment

A decision on an application for a Lot Line Adjustment shall be approved or denied in accordance with Process One.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§125.0340 Approval Requirements for a Lot Line Adjustment

The decision maker shall approve an application for a Lot Line Adjustment if the decision maker makes the following findings:

- (a) The proposed adjustment complies with the applicable provisions of the *Subdivision Map Act*;

- (b) Before adjustment, all *lots* or parcels are existing parcels of land created by separate fee conveyance and meeting the criteria for determination of a *lot* as specified in Section 113.0237;
- (c) All adjusted *lots* or parcels comply with the minimum requirements of the Land Development Code and all existing *structures* comply with established *yards*, except for property for which a Variance has been granted pursuant to Chapter 12, Article 6, Division 8 (Variances) and for *previously conforming lots* or *structures*, for which the Lot Line Adjustment shall not increase the existing noncompliance; and
- (d) The Lot Line Adjustment will not result in the creation of any additional parcels.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§125.0350 Recordation of a Lot Line Adjustment

If the Lot Line Adjustment is approved, the City shall provide a Certificate of Compliance or *parcel map* to the County Recorder for recordation and shall insure that the *subdivider* records the deeds for the new parcels.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)